

Mobile Home Advisory Board [MHAB]

Meeting Notes

January 27, 2014



1. **Call to Order:** Chair Daniel Kittredge called the MHAB meeting to order at 6:02 PM, at Huntington Beach City Hall, 2000 Main Street, Room B-8, Huntington Beach, CA.

2. **Roll Call**

Members Present: Mary Jo Baretich, Michael Cirillo, Sharon Dana, Tim Geddes, Daniel Kittredge and Patricia Taylor

Excused Absent: Don Castleman and Manuel Vizinho

Unexcused Absent: Amber Monte

Staff Present: Kellee Fritzel and Denise Bazant

3. **Public Comments (agenda items):**

Vickie Talley spoke regarding agenda items 7c, 7d, 7e, and 8. Talley respectfully urged the Board not to taking a position on the proposed Overlay Zone Ordinance (agenda items 7c. and 8) because the item represents a property rights issue. Since the Board is a “fact finding” board, agenda items 7c and 8 should not be acted on by the board and the board should remain neutral. Regarding item 7d, Talley recommend that a committee visits mobile home sites instead of individual members visiting. Talley recommend that 7e be removed from the agenda because the board should not discuss rents.

4. **Approval of the Meetings Notes from October 28, 2013 and December 9, 2013:**

Motion by Kittredge seconded by Baretich to approve the meeting notes of October 28 and December 9, 2013. The October 28, 2013 meeting minutes were approved with correction to item 7 changing “owners” to “residents”. The October 28, 2013 meeting notes were approved 5-3-1 (Castleman, Monte, Vizinho absent, Geddes abstain). The December 9, 2014 meeting notes were approved 6-3 (Castleman, Monte, Vizinho absent).

5. **Introduction of Members:** -

Dan Kittridge, Tim Geddes, Mike Cirillo, Patricia Taylor, Mary Jo Baretich and Sharon Dana gave a brief introductions of themselves speaking of individual backgrounds and qualifications.

6. **Election of Vice Chair:**

Kittridge postponed the election of vice chair due to the absences of board members.

7. **New Business**

- a. **Presentation by Fair Housing Foundation** – Martha Torres, Director of Investigations of the Fair Housing Foundation stated that the Foundation is a private, non-profit organization that focusing on educating the public on rights and responsibilities. They have been servicing the City since October 2013 holding housing counseling sessions at City Hall. Ms. Torres spoke regarding fair housing departments and services provided to all consumers involved in the housing industry. Geddes inquired into protected classifications and the types of inquires received in Huntington Beach.

- b. **Interest in meeting monthly until the Overlay Zone Ordinance is implemented (suggested by Geddes at the December 9, 2013 meeting)** – Kittredge led the discussion by stating that quarterly meetings are set by City Council and if other meetings are required then a special meeting will be scheduled. Fritzal stated that monthly meeting can be established by direction of the Council Liaisons or consensus of the Board. Geddes spoke in support of monthly meetings.
- c. **Discussion/vote regarding MHAB would like to take a formal position of Senior Overlay Zone Ordinance at the Planning Commission on January 28, 2014 and the City Council in March** – After discussion of the item, Geddes moved to take a position and support the Overlay Zone Ordinance, Kittredge second the motion. The motion passed 5-3-1 (Castleman, Monte, Vizinho absent, Cirillo No)
- d. **Discussion regarding Board Members visiting owners and parks on behalf of the City** – Geddes addressed the board regarding his suggestion. He clarified that he suggested that the MHAB members visit senior parks to look around and not the intent to meet with owners and be intrusive of park operations. Taylor mentioned that visits to parks would be a nice way for Board Members to let residence know that the Board exists. Kittredge summarized that Board Members could visit parks at their own discretion with no pressure to report back to the MHAB.
- e. **Report from Staff regarding agendizing a discussion regarding “Space Rent Spiking” (suggested by Geddes at the December 9, 2013 meeting)** – Geddes reported that through his GSMOL involvement he is exposed to mobile home topics throughout the state. He stated that the subject of “Space Rent Spiking” is a legitimate topic of discuss because of its factor throughout the State. Kittredge responded that the Board does not get involved with rent increases. Cirillo agreed and stated that the MHAB is not authorized to discuss rent control. Geddes stated that a Rent Stabilization Ordinance is different than rent control.

After discussion, Geddes motioned to agendize a discussion with owners regarding rent stabilization at the April’s MHAB agenda and direct staff to send letters to park owners inviting them to the discuss the item. Dana seconded the motion. Motion failed 3-3 (Cirillo, Kittredge, Taylor No)

- 8. Vickie Talley stated that the City Council approval of the currrent composition of the MHAB is not correct and does not create a balance and fair board. Past board members have been independent representatives of the mobile home community; however, the appointment of Tim Geddes does not meet an independent representative criteria for a well round composition of the board. She stated that Mr. Geddes is not an independent person and does not meet the criteria of an At-Large Member. He attends meetings regularly speaking and writing about mobile home matters, and is a member of the GSMOL.

9. Member Comments:

Geddes stated that although he champions the rights of mobile home residents, he would be objective of testimony of both side of an issue.

Cirillo stated that Mr. Geddes is an Associate Manager of Region 5 of GMSOL as reported by the California Magazine. Therefore, he is an advocate for mobile home owners and not an independent mobile home Advisory Board At-Large Member.

- 10.** Baretich stated that citizen's have a right to belong to any organization they wish. His association with GMSOL is for voter education.

Dana thanked Fair Housing Foundation for the information provided in the presentation and the service they provide the residents.

- 11. Next Meeting Agenda Items:** Report on the result of Council meeting regarding the Overlay Zone Ordinance. Vice Chair Elections, and Karen Fazio of Orange County Council on Aging to speak.
- 12. Adjournment:** Moved by Kittredge and seconded by Geddes to adjourn meeting at 8:15 pm to the next regular scheduled meeting of April 28, 2014, at 6:00 pm, held at City Hall, 2000 Main Street, Huntington Beach, Room B-8.